

SUBDIVISION REVIEW SHEET

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CASE NO.: C8-98-0115.09.1A

Z.A.P. DATE: November 6, 2012

SUBDIVISION NAME: Pioneer Crossing West Section 10

AREA: 11.226 acres

LOTS: 43

APPLICANT: Pioneer Austin Development LP
(Ralph E. Reed)

AGENT: Longaro & Clarke, Inc.
(Walter Hoysa)

ADDRESS OF SUBDIVISION: E. Braker Lane

GRIDS: N31

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS: The request is for the approval of the Pioneer Crossing West Section 10 Final Plat consisting of 43 lots on 11.226 acres. The plat follows the associated preliminary plan and the Planned Unit Development requirements.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

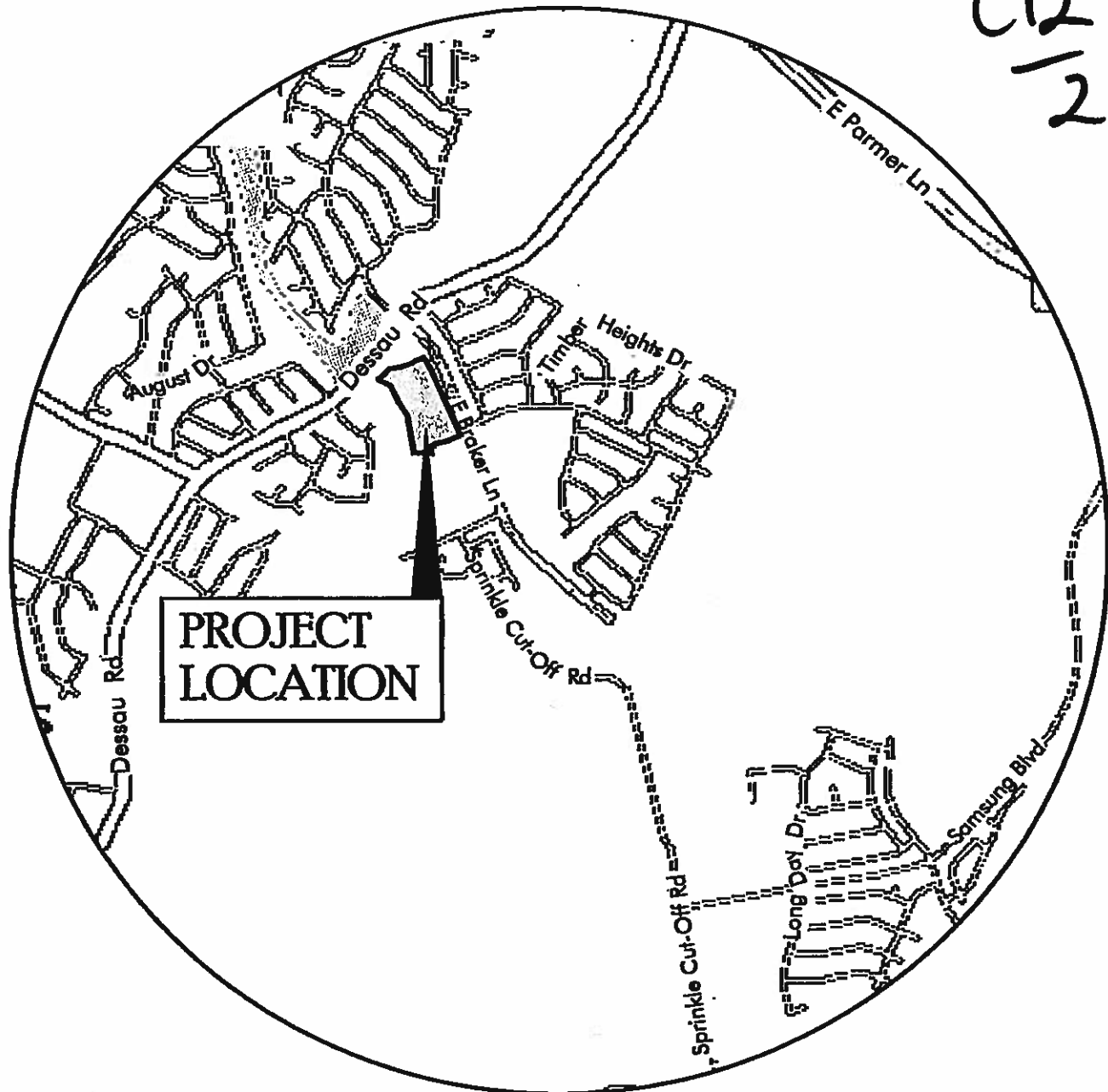
PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

E-mail: Cesar.Zavala@austintexas.gov

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PIONEER CROSSING WEST 10 LOCATION MAP

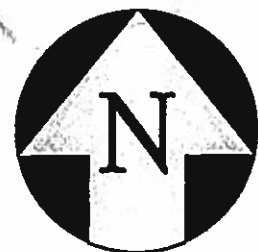
SCANNED

EC LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

7501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78731

(512) 506-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544



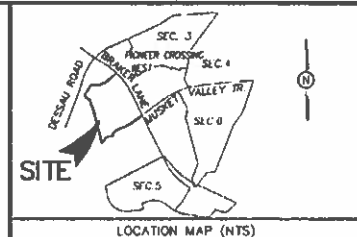
$$C_{12}^3$$


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

EASEMENT
(2.48 AC)
CITY OF AUSTIN
DOC. 2002214482



LEGEND

- LEGEND
- CONCRETE MONUMENT FOUND
 - 1/2" SETB PIN FOUND
 - 1/4" SETB PIN 4 FT W/AC
 - ★ STAMPED TINT & ASSOC.
 - PIPE FOUND
 - ▲ NAIL FOUND
 - G.A. CITY OF AUSTIN
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BURIAL LINE
 - O.E. OPEN SPACE
 - R.E. WASTE WATER EASEMENT
 - W.E.L. WATER LINE EASEMENT
 - E.T.E. ELECTRIC & TELECOMMUNICATIONS EASEMENT
 - (BKG.) RECORD CALL
 - PHOTOGRAPHY JOE WALKER
 - 100' B.D. BENCHMARK
 - (P) BLOCK DESIGNATION
 - CONCRETE MONUMENT SET
 - R.M. RIGHT OF WAY
 - L.S. LANDSCAPE EASEMENT
 - C.I.D. CRITICAL ENVIRONMENTAL FEATURE

LOT SUMMARY	
40 SINGLE FAMILY LOTS:	5.976 AC.
3 OPEN SPACE, LANDSCAPE, DRAINAGE EASEMENT, PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT LOT:	3.505 AC.
AREA IN RIGHT-OF-WAYS:	1.745 AC.
11.226 AC. TOTAL	

B.M. No. 1-ELEV. 648.05'
SPINDLE SET IN POWER POLE, EAST SIDE OF
BRAKE LANE, +/- 40 SOUTH OF C.L. OF MUSKET
VALLEY TRAIL.

B.M. No. 2-ELEV. 624.72'
SQUARE CUT TOP OF CURB, WEST SIDE OF
BRAXLER LANE, +/- 43' SOUTH OF N.E. CORNER
LOT 1, BLOCK 4

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704

SURVEY #: 2011-05086

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